

TECHNICAL EXHIBIT 2a **WORKLOAD ESTIMATES**

The charts and estimated data listed below are provided as a guide to the contractor in estimating manpower, workload, and for scheduling requirements. As such, they are only estimates and variations shall not constitute grounds for a claim against the Government.

CHANGE OF OCCUPANCY MAINTENANCE **(3 YEAR AVERAGE BY MONTH)**

<u>MONTH</u>	<u>ESTIMATED COM UNITS</u>
OCTOBER	43
NOVEMBER	47
DECEMBER	47
JANUARY	40
FEBRUARY	42
MARCH	43
APRIL	34
MAY	49
JUNE	72
JULY	60
AUGUST	56
SEPTEMBER	38

SERVICE CALLS **(3 YEAR AVERAGE BY MONTH)**

<u>MONTH</u>	<u>EMERGENCY</u>	<u>URGENT</u>	<u>ROUTINE</u>	<u>TOTAL</u>
OCTOBER	308	320	394	1,022
NOVEMBER	297	338	395	1,030
DECEMBER	287	356	360	1,003
JANUARY	334	390	455	1,179
FEBRUARY	261	353	469	1,083
MARCH	292	353	492	1,137
APRIL	303	343	492	1,138
MAY	397	375	517	1,289
JUNE	461	333	490	1,284
JULY	423	333	494	1,250
AUGUST	390	354	562	1,306
SEPTEMBER	287	296	469	1,052

VARIATION IN CONTRACT WORKLOAD

a. If the quantities of housing and/or dormitory units to be maintained change (either increase or decrease) from the quantity shown in Section B "Supplies or Services and Pricing Costs" or the PWS, an adjustment will be made to the monthly price. This adjustment shall be applied when the number of units available for maintenance changes due to a housing modernization contract where another contractor takes full responsibility for the housing unit(s) for 30 days or more.

b. The government shall provide the contractor 30 days notice prior to adding or deleting units for maintenance and the adjustment will be effective on the day the unit(s) are added or deleted from service.

The amount of adjustment is determined by dividing the number of units cited in the schedule or PWS into the monthly price, then multiplying that figure by the number of units to added or removed from service. Where units are added or deleted during a given month, the price is adjusted by the number of calendar service days applicable.

SERVICE CALLS BY TYPES

(3 YEAR AVERAGE)

	<u>G. MAINT</u>	<u>APPL.</u>	<u>HEAT</u>	<u>A/C</u>
OCT	777	121	55	69
NOV	783	132	100	14
DEC	780	120	102	2
JAN	904	136	136	3
FEB	860	127	71	24
MAR	872	145	57	62
APR	890	116	23	109
MAY	951	138	8	192
JUN	880	131	2	271
JUL	896	120	1	234
AUG	976	139	3	188
SEP	804	129	17	103

TOTALS	10374	1553	576	1270
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OCCUPANT CAUSED DAMAGES
(3 YEAR AVERAGE)

YEAR	# OF OCDs	TOTAL DOLLAR AMOUNT
FY94	51	\$6,189.65
FY95	41	\$4,388.14
FY96	57	\$4,108.07

TECHNICAL EXHIBIT 2b

FACILITIES TO BE MAINTAINED

HOUSING AREA	TYPE OF FACILITY	NO. OF UNITS PER TYPE	TYPE CONSTRUCTION	NO OF BDRMS	NET SQUARE FEET
WHERRY	A1	3	Wood Frame/Vinyl Siding	3	1,176
WHERRY	A2	4	Wood Frame/Vinyl Siding	3	1,238
WHERRY	A3	2	Wood Frame/Vinyl Siding	3	1,110
WHERRY	B1	10	Wood Frame/Vinyl Siding	3	1,348
WHERRY	B2	6	Wood Frame/Vinyl Siding	3	1,369
WHERRY	C1	20	Wood Frame/Vinyl Siding	2	1,002
WHERRY	C2	20	Wood Frame/Vinyl Siding	2	966
WHERRY	C3	30	Wood Frame/Vinyl Siding	2	986
WHERRY	C4	30	Wood Frame/Vinyl Siding	2	998
WHERRY	D1	43	Wood Frame/Vinyl Siding	2	1,026
WHERRY	D2	15	Wood Frame/Vinyl Siding	2	1,058
WHERRY	D3	23	Wood Frame/Vinyl Siding	2	981
WHERRY	D4	19	Wood Frame/Vinyl Siding	2	1,041
WHERRY	E1	5	Wood Frame/Vinyl Siding	3	1,35
WHERRY	E2	5	Wood Frame/Vinyl Siding	3	1,32
WHERRY	E3	7	Wood Frame/Vinyl Siding	2	1,155
WHERRY	E4	11	Wood Frame/Vinyl Siding	2	1,180
WHERRY	E5	5	Wood Frame/Vinyl Siding	2	1,228
WHERRY	E6	1	Wood Frame/Vinyl Siding	3	1,490
WHERRY	E7	7	Wood Frame/Vinyl Siding	2	1,160
WHERRY	E8	7	Wood Frame/Vinyl Siding	2	1,125
WHERRY	E9	1	Wood Frame/Vinyl Siding	3	1,358
WHERRY	E10	9	Wood Frame/Vinyl Siding	3	1,447
WHERRY	E11	3	Wood Frame/Vinyl Siding	3	1,427
WHERRY	E12	1	Wood Frame/Vinyl Siding	2	1,110
WHERRY	F1	16	Wood Frame/Vinyl Siding	2	1,112
WHERRY	F2	31	Wood Frame/Vinyl Siding	2	1,161
WHERRY	F3	41	Wood Frame/Vinyl Siding	2	1,112
WHERRY	G1	29	Wood Frame/Vinyl Siding	2	963
WHERRY	G2	3	Wood Frame/Vinyl Siding	2	1,051
WHERRY	H1	14	Wood Frame/Vinyl Siding	2	996
WHERRY	H2	4	Wood Frame/Vinyl Siding	2	1,051
WHERRY	H3	10	Wood Frame/Vinyl Siding	2	996
WHERRY	J1	20	Wood Frame/Vinyl Siding	2	988
WHERRY	J2	4	Wood Frame/Vinyl Siding	2	1,0

HOUSING AREA	TYPE OF FACILITY	NO. OF UNITS PER TYPE	TYPE CONSTRUCTION	NO OF BDRMS	NET SQUARE FEET
WHERRY	K1	11	Wood Frame/Vinyl Siding	2	1,018
WHERRY	K2	2	Wood Frame/Vinyl Siding	2	1,059
WHERRY	K3	4	Wood Frame/Vinyl Siding	2	1,087
WHERRY	K4	3	Wood Frame/Vinyl Siding	2	1,015
WHERRY	L1	12	Wood Frame/Vinyl Siding	3	1,281
WHERRY	L2	5	Wood Frame/Vinyl Siding	3	1,272
WHERRY	L3	10	Wood Frame/Vinyl Siding	3	1,294
WHERRY	N1	13	Wood Frame/Vinyl Siding	3	1,211
WHERRY	N2	9	Wood Frame/Vinyl Siding	3	1,245
WHERRY	N3	7	Wood Frame/Vinyl Siding	3	1,256
WHERRY	P1	13	Wood Frame/Vinyl Siding	3	1,320
WHERRY	P2	9	Wood Frame/Vinyl Siding	3	1,300
WHERRY	S1	13	Wood Frame/Vinyl Siding	3	1,206
WHERRY	S2	11	Wood Frame/Vinyl Siding	3	1,176
WHERRY	T1	1	Wood Frame/Vinyl Siding	3	1,356
WHERRY	T2	1	Wood Frame/Vinyl Siding	3	1,310
WHERRY	U1	1	Wood Frame/Vinyl Siding	3	1,790
WHERRY	X1	1	Wood Frame/Vinyl Siding	3	1,501
WHERRY	X2	1	Wood Frame/Vinyl Siding	3	1,521
WHERRY	Z1	1	Wood Frame/Vinyl Siding	3	1,393
CAPEHART	2A	16	Wood Frame/Brick Exterior	3	1,350
CAPEHART	2B	70	Wood Frame/Brick Exterior	3	1,198
CAPEHART	3	114	Wood Frame/Brick Exterior	3	1,147
CAPEHART	4	38	Wood Frame/Brick Exterior	3	1,274
CAPEHART	6(UNRENOVATED)	30	Wood Frame/Brick Exterior	3	1,154
CAPEHART	6 (RENOVATED)	24	Wood Frame/Brick Exterior	4	1,350
CAPEHART	7A	62	Wood Frame/Brick Exterior	4	1,450
CAPEHART	7B	40	Wood Frame/Brick Exterior	4	1,350
CAPEHART	8	43	Wood Frame/Brick Exterior	3	1,261
CAPEHART	9	7	Wood Frame/Brick Exterior	3	1,303
CAPEHART	10	45	Wood Frame/Brick Exterior	4	1,524
CAPEHART	11	9	Wood Frame/Brick Exterior	4	1,654
CAPEHART	11A	1	Wood Frame/Brick Exterior	4	1,796
CAPEHART	12	1	Wood Frame/Brick Exterior	4	2,059
BUNKER HILL	JA4A	50	Wood Frame/Vinyl Siding	4	1,309
BUNKER HILL	JA4B	20	Wood Frame/Vinyl Siding	4	1,310
BUNKER HILL	JA4C (2-STORY)	84	Wood Frame/Vinyl Siding	4	1,267
BUNKER HILL	SA4A	24	Wood Frame/Vinyl Siding	4	1,415
BUNKER HILL	SA4B	22	Wood Frame/Vinyl Siding	5	1,388

TECHNICAL EXHIBIT 2c
EQUIPMENT TO BE SERVICED
AND
APPLIANCES MAINTAINED

<u>NUMBER OF UNITS</u>	<u>INSTALLED EQUIPMENT TYPE</u>	<u>FREQUENCY</u>
1,303*	Central Air Conditioning/Heating	Annually (Oct - Nov) or COM
1	Humidifiers	COM
350**	Carbon Monoxide Detectors	Annually (Oct - Nov) or COM
1,765	Smoke Detectors	Annually (Oct - Nov) or COM
1,287	Dishwasher	COM
1,287	Garbage Disposal	COM
1,287	Kitchen Exhaust Fan	COM
1,303*	Water Heaters	COM
1	Sump Pump (7 Knob Hill)	COM
1	Circulating Pump (231 Jupiter Ct)	COM

<u>No of Units</u>	<u>Appliance Type</u>	<u>Inspection Frequency</u>
1,287	Refrigerator	COM
2	Oven/cooktop (built-in)	COM
1,285	Range (free-standing)	COM

*16 Wherry housing units have 2 HVAC units and 2 water heaters per housing unit.

**Carbon Monoxide detectors in all Bunker Hill houses, Capehart Phase IV, Wherry Phase I

ESTIMATED APPLIANCE REPLACEMENTS

<u>Appliance Type</u>	<u>Basic Year</u>	<u>Option Years</u>
Range (30" Gas)	113	150
Range (40" Electric)	7	9
Oven/cooktop (built-in)	1	1
Refrigerator (20.5-21.4 CF)	120	160
Refrigerator (22-23 CF S/S w/watter and ice)	1	1

TECHNICAL EXHIBIT 2d

PLAYGROUND EQUIPMENT TO BE SERVICED

BUNKERHILL

ADDRESS	AMOUNT
123 LUNAR	
BENCH	1
MAXIWHIRL	1
SLIDE	1
LARGE DUASCAPE W/SWINGS	1
133 LUNAR	
SWING SET	1
128 LUNAR	
BENCH	3
SWING SET	1
EAGLE PERCH W/SWIRL SLIDE	1
BUCK-A-BOUT	1
SMALL DUASCAPE	1
STUMP WALK	1
3-WAY CHIN-UP	1
GEODESIC CLIMBER	1
120 MERCURY	
ROCKET	1
128 SATURN	
BENCH	4
SLIDE	1
SNAIL	1
WOODEN SWING SET	1
BUCK-A-BOUT	1
MAXI WHIRL	1
LEVEL BALANCE BEAM	1
BASKETBALL BOARD AND POLES	2
138 SATURN	
BENCH	2
WUM	1
BUCK-A-BOUT	1
LARGE DUASCAPE	1

MAXI WHIRL

1

CAPEHART

ADDRESS	AMOUNT
301A TALOS	
BASKETBALL BOARD AND POLE	2
SLIDE	1
MONKEY BARS	1
SWING SET	1
229 FALCON	
SWING SET	1
SLIDE	1
MONKEY BAR	1
MAXI WHIRL	1
ROCKING HORSE	1
AIR PLANE	1
BENCH	1
202A POLARIS	
SWING SET	1
SLIDE	1
MONKEY BARS	1
601 EAGLE	
SWING SET	1
MAXI WHIRL	1
SLIDE	1
MONKEY BARS	1
ROCKING HORSE	1
AIR PLANE	1
BENCH	1
131 FALCON	
MONKEY BAR (RAINBOW ARCH CLIMBER)	1
107 FALCON	
SWING SET	1
102 ATLAS - ATLAS PARK	
BASKETBALL BOARD AND POLE	9
MODULAR PLAY STATIONS WHICH INCLUDE SWINGS, SLIDES, CARGO	3

NETS AND TUNNELS

CAPEHART

ADDRESS	AMOUNT
102 ATLAS - ATLAS PARK (CONT)	
ARCH TIRE SWING	1
ALL PURPOSE COURT W/TENNIS NET	1
SAND VOLLEY BALL PIT W/NET	1
PICNIC SHELTER (20' X 20')	1
PICNIC SHELTER (12' X 12')	1
CONCRETE DRINKING FOUNTAINS	2
105 JUPITER	
SWING SET	1
109 JUPITER	
MONKEY BARS (RAINBOW ARCH CLIMBER)	1
203A CENTURY	
AIRPLANE	1
DUCK	1
ROCKING HORSE	1
BASKETBALL BOARD AND POLE	1
MONKEY BARS	1
SLIDE	1
BENCH	1
SWING SET	1
125A CENTURY	
AIRPLANE	1
DUCK	1
ROCKING HORSE	1
SLIDE	1
BENCH	1
SWING SET	1
MONKEY BARS	1
MAXI WHIRL	1
202A CENTURY	
MONKEY BARS	1
208A TITAN	

SWING SET
SLIDE

1
1

CAPEHART

ADDRESS

AMOUNT

203B MATADOR
MONKEY BARS (RAINBOW ARCH
CLIMBER)

1

117B MATADOR
SLIDE

1

111B/113A PIONEER
SWING SET

1

105B PIONEER
BUCK-A-BOUT

1

103B THOR
SLIDE

1

208A PIONEER
SLIDE

1

208B THOR
SLIDE

1

105B THOR
MONKEY BARS

1

119 CENTURY
SWING SET

1

WHERRY

ADDRESS	AMOUNT
2 CHILDRESS	
BASKETBALL BOARD AND POLE	1
12 CHILDRESS	
SWING SET	1
SLIDE	1
AIRPLANE	1
ROCKET	2
44B CHILDRESS	
SWING SET	1
SLIDE	1
AIRPLANE	2
TEETER TOTTER	1
BENCH	1
4A ASH	
SWING SET	1
SLIDE	1
BUCK-A-BOUT	1
4B ANDERSON	
SWING SET	1
SLIDE	1
BUCK-A-BOUT	1
MONKEY BARS	1
12 ANDERSON	
SWING SET	1
SLIDE	1
BUCK-A-BOUT	1
18A BEAUMONT	
SWING SET	1
SLIDE	1
TEETER TOTTER	1
BENCH	1

WHERRY

ADDRESS	AMOUNT
22A BEAUMONT	
SWING SET	1
SLIDE	1
BUCK-A-BOUT	1
TETHERBALL	1
4B POTEET	
SLIDE	1
SWING SET	1
BUCK-A-BOUT	1
BENCH	1
5B ANDERSON	
SLIDE	1
SWING SET	1
BUCK-A-BOUT	1
17B NEHLS	
SLIDE	1
SWING SET	1
64A CHILDRESS	
SLIDE	1
SWING	1
BUCK-A-BOUT	1
BENCH	1
90A/92B CHILDRESS	
BASKETBALL BOARD AND POLE	1
105 CHILDRESS	
SLIDE	1
SWING	1
BUCK-A-BOUT	1
BENCH	1

112 CHILDRESS

SLIDE	1
SWING SET	1
BUCK-A-BOUT	1

WHERRY**ADDRESS****AMOUNT****109B BEAUMONT**

SLIDE	1
BUCK-A-BOUT	1
SWING SET	1

89 BEAUMONT

SWING SET	1
BUCK-A-BOUT	1
SLIDE	1
BENCH	1

53 BEAUMONT

SWING SET	1
BUCK-A-BOUT	1
SLIDE	1
BENCH	1
TETHERBALL	1

33B NEHLS

BASKETBALL BOARD AND POLE	1
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84 BEAUMONT

ROCKET	1
AIRPLANE	1
SLIDE	1
SWING SET	1
BENCH	1
BUCK-A-BOUT	1

13B FAULK

ROCKET	1
AIRPLANE	1
SLIDE	1
SWING SET	1

F41612 98 D0003

BENCH
BUCK-A-BOUT

1
1

9B FAULK
BASKETBALL BOARD AND POLE

1

WHERRY

ADDRESS	AMOUNT
16B FAULK	
SLIDE	1
SWING SET	1
BUCK-A-BOUT	1
38A NEHLS	
SLIDE	1
SWING SET	1
BUCK-A-BOUT	1

TECHNICAL EXHIBIT 2e

MINOR DISASTER HISTORY

During the past four years approximately \$1,050.00 has been paid for minor disaster damage. This averages \$265.00 per year. Most damages result from high winds.